



38 Scalebor Square, Burley in Wharfedale

For sale with no chain - favourably situated overlooking the central square, with an enclosed rear garden and double garage, this spacious stone built townhouse provides versatile accommodation on this acclaimed development in a parkland setting handy for the village railway station.

Estate Office, Station Road, Burley In Wharfedale,
Ilkley, LS29 7ND

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38 Scalebor Square, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7SP

Bradford 10 miles, Skipton 13.5 miles, Harrogate 15.5 miles Leeds 16 miles
(all distances approximate)

Guide Price: £495,000

- NO CHAIN
- Smartly presented town house
- Lovely outlook to the front and garden to rear
- Light and spacious lounge dining room
- Garden room and utility room
- Home office/potential fourth bedroom
- Good sized breakfast kitchen
- Master bedroom with en-suite and two further bedrooms
- Driveway parking and large double garage



General Remarks

This smartly presented townhouse offers versatile, generously proportioned accommodation that is sure to appeal to a wide range of purchasers including those who work from home, have dependent relatives or regular visitors.

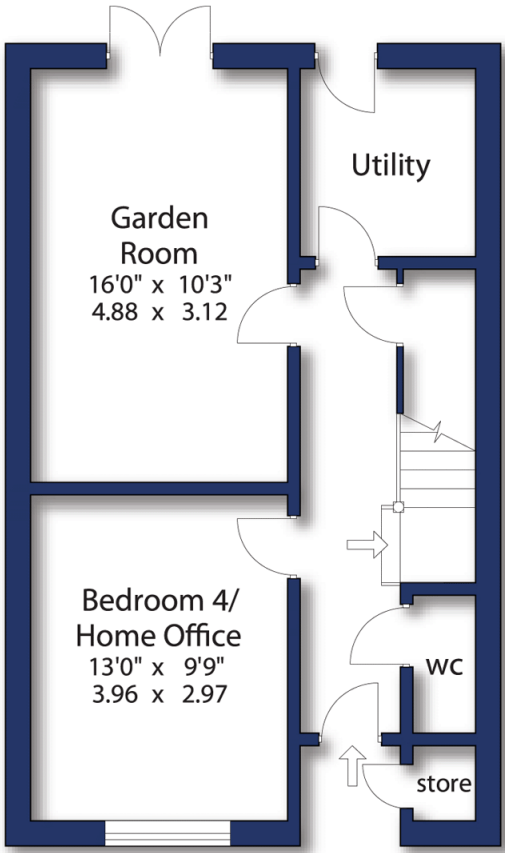
The accommodation, which is planned over three floors, comprises to the ground floor, a spacious entrance hall, guest WC and useful cloaks cupboard. Doors lead to the home office/bedroom four, a pleasant garden room with French doors opening onto the rear garden and a utility room which also has direct access to the garden.

On the first floor is the principal living accommodation. At the rear is the modern fitted breakfast kitchen with wall, base and drawer units, working surfaces over and a number of integrated appliances to include an eye level double oven, gas hob with extractor over, fridge freezer and dishwasher. At the front of the property is the spacious open plan living room with dining area. There are double opening doors to a Juliet balcony with pleasant views over the square.

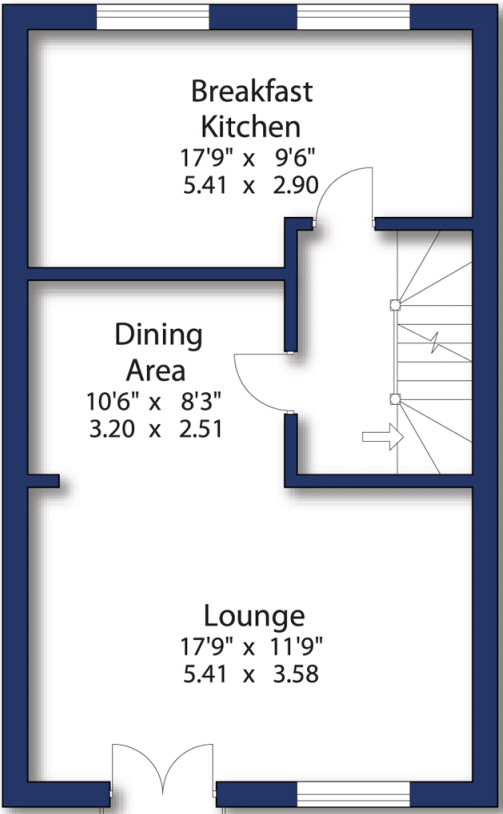
On the second floor are the three bedrooms, the primary having built in wardrobes and an en-suite shower room. Bedroom two also has fitted wardrobes with the third bedroom having a built-in cupboard. These two bedrooms share the house bathroom which has shower facilities over the bath.

Outside, the pleasant rear garden is fence enclosed and mainly paved with shingle beds for ease of maintenance. At the rear of the garden there is a generous double garage which has ample parking to the front.

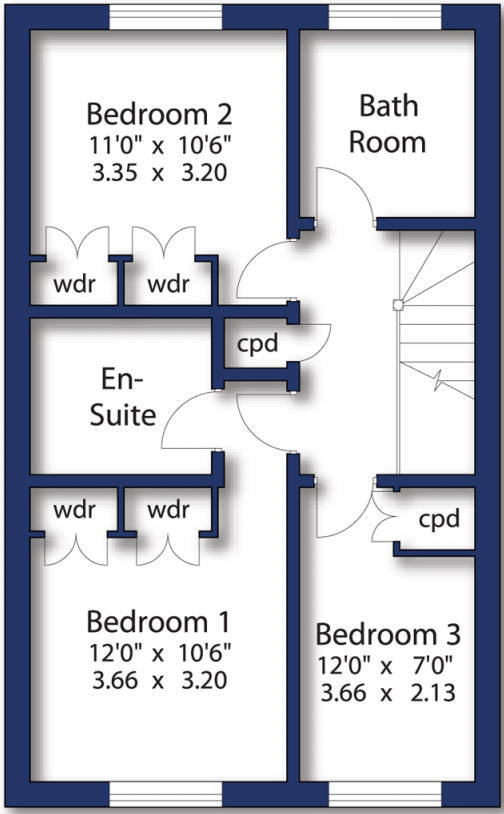
Burley in Wharfedale enjoys an enviable setting amidst unspoilt open countryside, just a short drive from the local towns of Ilkley and Otley, and yet is well positioned for the West Yorkshire business traveller with good road access into the West Yorkshire conurbation, and from Burley railway station - which is just a short walk away from Scalebor Square - there are frequent connections throughout the day into Ilkley and the cities of Leeds and Bradford. The village retains a broad range of everyday amenities including local shops, a couple of primary schools, a choice of pubs/restaurants and a number of sports and social clubs. A broad range of amenities area available in both the local towns with Ilkley in particular being home to a first class shopping environment and busy social round. Both Ilkley and Otley are connected to the village by public transport.



Ground Floor



First Floor

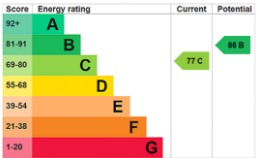


Second Floor © Dacre, Son & Hartley

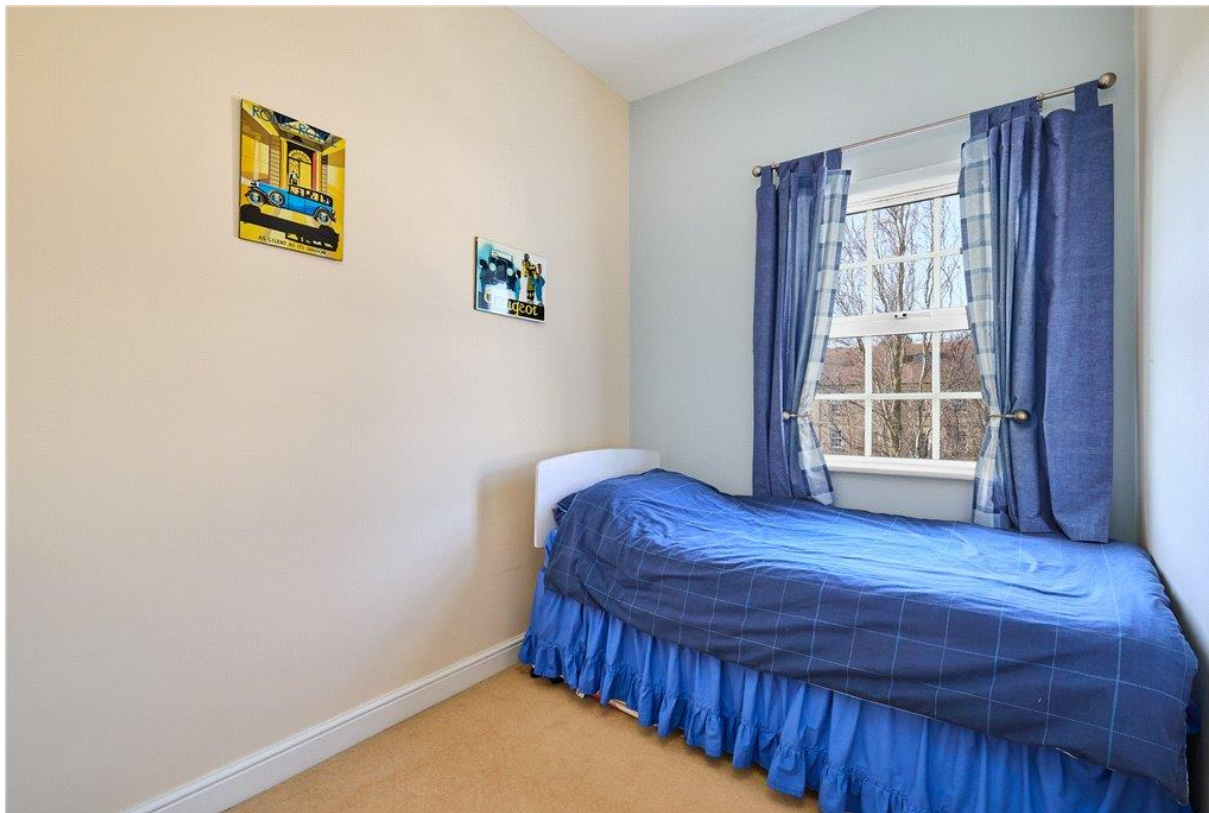
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Directions

From our office on Station Road in the centre of Burley in Wharfedale village, proceed up Station Road and continue underneath the railway bridge onto Moor Lane. Proceed up Moor Lane then turn right into William Fison Ride and turn right at the T-junction. Follow John Gilmour Way and turn left into Ron Lawton Crescent and then left again into Scalebor Square. The property is located straight ahead of you on the right hand side. What3Words: personal.searching.wink

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Driveway parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Contact us



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